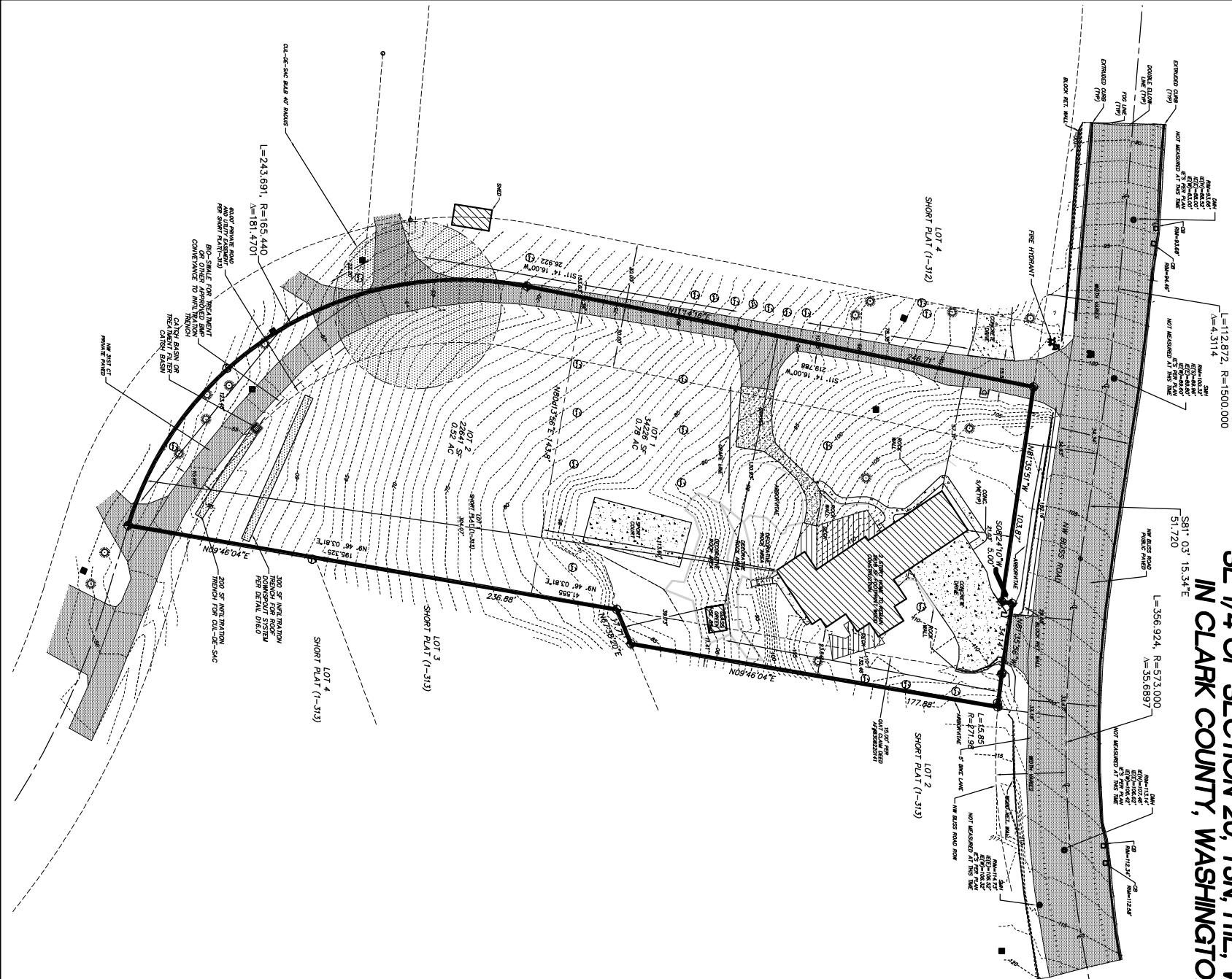


# WELSH-CURTIS SHORT PLAT

## PRELIMINARY APPLICATION EXISTING AND PROPOSED CONDITIONS

SE 1/4 OF SECTION 20, T3N, R1E, W.M.,  
IN CLARK COUNTY, WASHINGTON

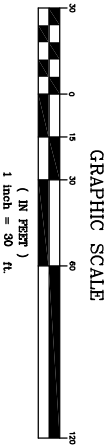


### SITE DATA

SETBACKS:  
FRONT: 20 FT (GARAGE)  
20 FT (HOME)  
SIDE: 5 FT  
REAR: 5 FT

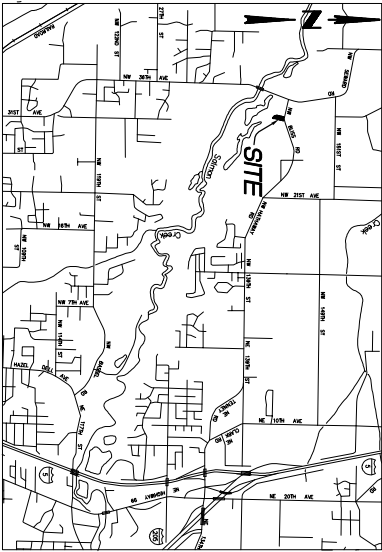
LOT AVERAGING (2 LOTS )

22,641 SF ±  
34,226 SF ±  
28,433.5 SF ±  
AVERAGE LOT AREA:



### NOTES

1. PLAN BASED ON GIS AND AERIAL IMAGERY AND SURVEY FROM LATITUDES NW CONFIRMING LOCATIONS OF EXISTING IMPROVEMENTS.
2. STORMWATER RUNOFF WILL BE TREATED AND RETAINED.
3. THE NEAREST FIRE HYDRANT IS LOCATED NEAR THE INTERSECTION OF NW 31ST CT AND NW BLISS ROAD.
4. EROSION CONTROL MEASURES TO BE UTILIZED TO PREVENT SEDIMENTATION FROM LEAVING THE SITE. SEE NARRATIVE.
5. A SITE SLOPE ANALYSIS WAS COMPLETED BY MIA MAHEDY-SEXTON, P.E. OF RAPID SOIL SOLUTIONS. SEE REPORT IN APPLICATION.
6. ARCHAEOLOGICAL PRE-DETERMINATION NOT NEEDED BECAUSE NO SEPA WITH THIS PROJECT.
7. THE NEAREST TRANSIT STOP EAST BOUND IS AT THE INTERSECTION OF NW BLISS ROAD AND NW 26TH AVE. IT IS WITHIN 2000 FT OF THE SITE.
8. FIRE HYDRANT IS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF NW BLISS ROAD AND NW 31ST CT.
9. PER EIR 2009-00016 MINOR ROAD MODIFICATION REQUESTED AND APPROVED.
10. ROAD WIDTHS WITHIN 500 FEET OF THE SITE ARE IN EXCESS OF 20-FEET WIDE.



### PROJECT CONTACTS

APPLICANT/CONTACT: BRUCE A. NEILL  
NEILL REAL ESTATE SERVICES, LLC

12913 NE 41ST STREET  
YANCOUVER, WA 98662  
(360) 260-1028

ENGINEER:

BYRON WOLTERSDOFF, P.E.  
MOSS & ASSOCIATES, INC.  
717 NE 61ST STREET, SUITE 202  
YANCOUVER, WA 98665  
(360) 260-9400 EXT. 24

PROPERTY OWNER:

WELSH-CURTIS LIVING TRUST  
GEORGE W. WELSH-TRUSTEE  
1514 COLUMBIA STREET  
YANCOUVER, WA 98660

### PROJECT DATA

PROJECT DATA SOURCE :

PROJECT LOCATION :

CLARK COUNTY GIS  
3113 NW BLISS RD  
YANCOUVER, WA 98665

PROPERTY ID NO. :

184808

ZONING DESIGNATION :

RT-7.5

COMP. PLAN DESIGNATION :

UL

AREA :

1.3 Acres/ 56,867 SF± (LATITUDES SURVEY)

SOIL TYPES :

H6B - NON HYDRIC 9% OF PARCEL  
H6D - NON HYDRIC 75% OF PARCEL  
H6G - NON HYDRIC 16% OF PARCEL

BUS STOP :

SCHOOL BUS STOP EXISTS @ NW 29TH AND BLISS  
WITHIN 300 FEET OF DEVELOPMENT

FIRE DISTRICT :

FIRE DISTRICT 6

WATER PURVEYOR :

CLARK PUBLIC UTILITIES

SEWER PURVEYOR :

CLARK REGIONAL

THERE ARE NO WATER COURSES, AREAS WITHIN DESIGNATED 100 YEAR FLOODPLAINS, WATER BODIES OR KNOWN WETLANDS, UNSTABLE SLOPES OR LANDSLIDE HAZARDOUS AREAS, SIGNIFICANT WILDLIFE HABITAT OR VEGETATION OR SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES KNOWN TO BE ON SITE OR IN THE IMMEDIATE VICINITY.

## WELSH-CURTIS SHORT PLAT

### PRELIMINARY PLAT

717 NE 61ST STREET, SUITE 202  
VANCOUVER, WA 98665  
P (360) 260-9400  
F (360) 260-3509  
www.mossandassociates.net

**MOSS & ASSOCIATES**  
Development Planning and Engineering

SHEET  
1 OF 1

DESIGNED BY	DATE	REVISIONS	DATE
MWS	12/11/08	1	
DRAWN BY		2	
MWS	PROJECT NUMBER	3	
CHECKED BY	1238	4	
BAW		5	